



**TOWN OF LOOMIS**  
**PLANNING COMMISSION AGENDA**  
**LOOMIS DEPOT**  
**5775 HORSESHOE BAR ROAD**  
**LOOMIS, CALIFORNIA**

**THURSDAY**

**January 5, 2017**

**7:30 PM**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

\_\_\_\_ Chairman Hogan  
\_\_\_\_ Commissioner Duncan  
\_\_\_\_ Commissioner Kelly  
\_\_\_\_ Commissioner Wilson

**COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA**

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please **note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is three minutes but can be changed by the Chairman.**

**ADOPTION OF AGENDA**

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

**BUSINESS ITEMS**

- 1. #16-08 MINOR MODIFICATION OF MAJOR SUBDIVISION SIERRA COLLEGE ESTATES  
(APPLICATION #14-09) APN: 030-100-017; CONTINUED FROM DECEMBER 20, 2016 PLANNING  
COMMISSION MEETING**

The modification was originally heard by the Planning Commission on July 26, 2016. Concerns were brought up by the public, and the Planning Commission as to the viability of wells on the project site, and possible impacts to adjacent wells. The applicant requested an indefinite continuance so as to respond to these issues and concerns, and to work further with the Placer County Water Agency (PCWA) as to obtaining water. During the last six months he has discussed options with PCWA as to project costs and funding options. Unfortunately PCWA is unable to reduce their costs, which are uneconomical for a subdivision of only seven lots. A reimbursement agreement has not proven viable, as possible beneficiaries have declined to participate.

The proposed request is to allow private wells rather than public water as previously required by the Planning Commission on January 27, 2015. In addition, the applicant is requesting a one year extension of the expiration date of the subdivision approval from January 27, 2017 to January 27, 2018.

## **RECOMMENDATION:**

The Planning Commission approve Resolution #16-06 re-adopting the previously approved Mitigated Negative Declaration and Addendum approving **Minor Modification #16-08** to allow the use of private wells rather than public water for a previously approved subdivision Sierra College Estates (Application #14-09), along with a one year extension of the expiration to January 27, 2018, subject to the recommended findings and conditions of approval.

## **PUBLIC COMMENT**

**ADJOURNMENT:** \_\_\_\_\_ **PM**

## **INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS**

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

## **ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at [www.loomis.ca.gov](http://www.loomis.ca.gov).

## **ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW**

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

## **APPEAL PERIOD**

\*\* There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. \*\*

## **PUBLIC HEARING PROCEDURE:**

1. Town staff makes its presentation on the Project and outlines all recommended actions
2. Commission/Council asks questions of staff
3. Chair/Mayor opens the public hearing
4. Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission/Council asks questions of the applicant (and staff)
6. Public comment – maximum 3 minutes per speaker, one opportunity to speak each
7. Applicant opportunity to respond to public comments – 5 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)
8. Chair/Mayor closes the public hearing is closed
9. Staff responds to all public comments; Commission/Council asks any additional questions of staff
10. Council deliberates and acts on requested entitlements

## **CERTIFICATION OF POSTING OF AGENDA**

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for the Thursday January 5, 2017, continued Meeting of the Town of Loomis Planning Commission was posted December 21 2016 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at [www.loomis.ca.gov](http://www.loomis.ca.gov).

Signed, December 21, 2016 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant